

Frank Simondi House, Outbuilding
River Street Historic District
325 W. St. John Street
San Jose
Santa Clara County
California

HABS No. CA-2382-A

HABS
CAL

43-SANTOS,
23A-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Western Region
Department of the Interior
San Francisco, California 94107

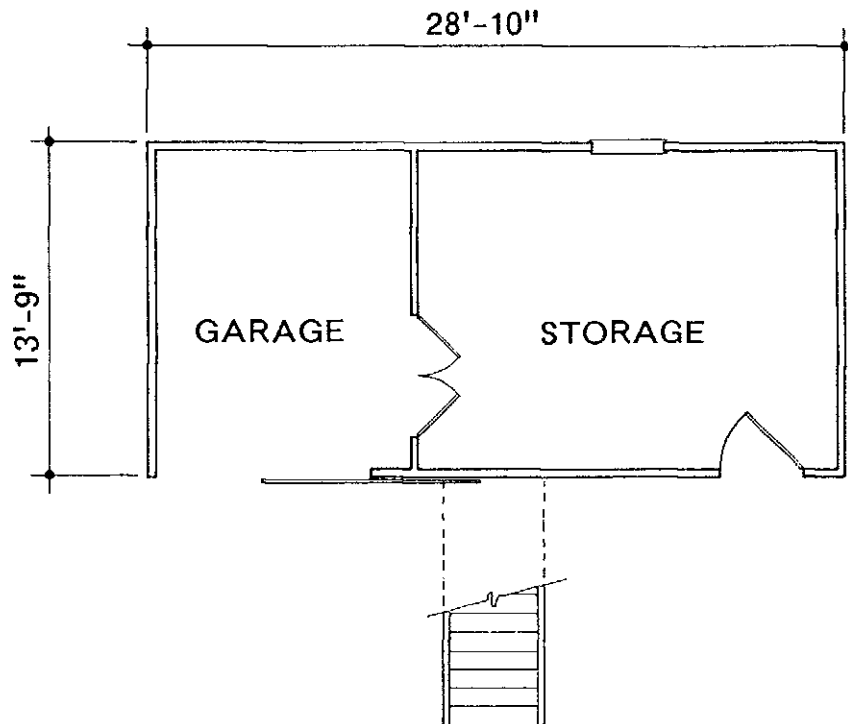
HISTORIC AMERICAN BUILDINGS SURVEY

Frank Simondi House, Outbuilding

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- Location: 325 West St. John Street, River Street Historic District
San Jose, California
UTM Coordinates: 10-597670-4132450
- Significance: The Frank Simondi House Outbuilding, due to its architectural integrity and contribution to the urban fabric, forms an integral part of the River Street Historic District, a rare intact late nineteenth and early twentieth century working class neighborhood.
- Description: This carriage house is a two story, wood frame structure clad in horizontal wood siding on the front, vertical wood siding on the east elevation, and vertical board and batten on the west and rear sides. The plan is rectangular and the building is topped with a gable roof that contains a central, transverse front gable. A recently constructed exterior wood stair accesses the original double doors to the loft, above which extends the hoist bar. The garage entrance to the lower left of the loft opening still retains its original cross braced sliding door and iron track. The double hung wood sash windows and doorway still retain their sill moldings. The plan consists of two rooms on the first floor connected by a set of double doors. This is one of two such carriage houses to survive intact in the district--the other is behind 78 North River Street.
- History: This cottage is behind one of several Queen Anne cottages within the district. Like many of the older outbuilding in the area, it predates the main house on the property. The carriage house was built c. 1900 and the main house was built c. 1910 and one of its first occupants was Felix Baillera, a millman for J.H. Nichols, who engaged in millwork and stair building on Orchard Street. In 1915, the property was purchased by Frank Simondi, a baker with Reynard and Rispaud. John J. Simondi, a crane operator, and his wife Ruth occupied the house from 1928 until 1943, when it became a rental unit.
- Sources: California Historic Resources Inventory Form, prepared by Stephen D. Mikesell, 1988.
San Jose City Directories.
San Jose 1924 Block Map.
Evaluation of the district's outbuildings prepared by Basin Research Associates, 1990.
- Historian: Hardlines: Design & Delineation
Columbus, Ohio & Bethesda, Maryland
July - October, 1993



FIRST FLOOR PLAN

$1/8" = 1' - 0"$